

PB# 98-14

GREGORY GREER

70-1-4

GREGORY GREER SITE Plan
Rt. 94 (Shaw)

98-14

Approved 11/24/98

DATE May 15, 1998 RECEIPT NUMBER 98-14
 RECEIVED FROM Greg Greer's Specialty, Ltd Imported Autos
 Address P.O. Box 514 - Uails Gate, N.Y. 12584
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
 FOR S.P. Escrow

ACCOUNT			HOW PAID		
BEGINNING BALANCE	750	-	CASH		
AMOUNT PAID	750	-	CHECK	#6632	
BALANCE DUE	0	-	MONEY ORDER		

BY Mural Mason

DATE May 15, 1998 RECEIPT 297742
 RECEIVED FROM Greg Greer's Specialty LTD
 Address _____
One Hundred and 00/100 DOLLARS \$ 100.00
 FOR Planning Board Application Fee
#98-14

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH		
AMOUNT PAID			CHECK		
BALANCE DUE			MONEY ORDER		

BY _____

DATE Nov. 16, 1998 RECEIPT 037356
 RECEIVED FROM Greg Green
 Address _____
 DOLLARS \$ 100.00
 FOR Planning Board # 98-14

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	100.00	
AMOUNT PAID			CHECK		
BALANCE DUE			MONEY ORDER		

BY Town Clerk
Dorothy H. Hanger

Wilson Jones

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BEGINNING BALANCE	250	-	CASH		
AMOUNT PAID	750	-	CHECK	#6632	
BALANCE DUE	0	-	MONEY ORDER		

BY

Myra Mason

Wilson Jones • Carbonless • S651-7071 Duplicate • S1657NCL Tripartite

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DATE March 15, 1998 **RECEIPT** 297742

RECEIVED FROM Shirley M. Mason's Specialties LTD

Address _____

One hundred and 00/100 DOLLARS \$ 100.00

FOR Planning Board Application Fee

#98-14

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK
BALANCE DUE	MONEY ORDER

BY

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DATE Nov. 16, 1998 **RECEIPT** 037356

RECEIVED FROM Greg Green

Address _____

_____ DOLLARS \$ 100.00

FOR Planning Board #98-14

ACCOUNT	HOW PAID
BEGINNING BALANCE	CASH
AMOUNT PAID	CHECK
BALANCE DUE	MONEY ORDER

Town Clerk

BY Dorothy H. Hanger

Home
534-9130

GREER, GREGORY SITE PLAN (98-14) RT. 94

Mr. Gregory Greer appeared before the board for this proposal.

MR. PETRO: Amended site plan, Greg?

MR. GREER: I sent copies to Myra. For your edification, between Casey Mans, this would be 94, that is the red building, there's a vacant lot with a gray house and the ambulance building, so across from the car wash in the very rear of the building. What I'd like to do and this is I guess indicative of its actual size, this addition with a shed, I don't see the shed as directly connected to the building, I see it as a space in between, that's a shed and the other new addition is an actual structure with no other doors, there will be a window in the end.

MR. PETRO: Greg, one second, I have a different set of plans, do you have the same plans as he does?

MR. EDSALL: That's the older version. The current site plan has the addition and the shed separated.

MR. LUCAS: We have that one, Greg.

MR. GREER: Let's assume this has the red stamp, I thought this was the one, this one here and I'll put an X through the stamp.

MR. PETRO: This one has ten feet or so between the two.

MR. GREER: There's a gas meter and some other things, bathroom window is there, just didn't seem like it would be a smart move to attach it.

MR. PETRO: Does he need side yard setback for zoning?

MR. BABCOCK: He did and he was successful in getting these variances.

MR. GREER: They are on the plans as per Greg Shaw.

MR. PETRO: You have been to zoning board?

MR. GREER: Yes.

MR. PETRO: And the two additions are going to be used for what purpose?

MR. GREER: Extreme rear one is going to expand the shop where I can use it as two bays. Right now, I only have the one bay plus office the width of the building, so if you put on 6 1/2 or 7 feet end up with 14 a side and I can put two vehicles back there as opposed to one.

MR. PETRO: Additional space. Mike or Mark, the additional space is really 202 feet that we really should be so the parking requirement, how has that been affected or is it affected?

MR. GREER: Didn't lose a parking spot.

MR. EDSALL: He's got the parking calculation in the zoning schedule prepared by Mr. Shaw and they are required to have 20 spaces and they propose 20 spaces.

MR. PETRO: That is not an issue.

MR. EDSALL: It's fine as is proposed.

MR. PETRO: Okay, also for the minutes, we have fire approval on 10/27/98, highway approval on 5/19/98 and that's it.

MR. STENT: I move we approve the amended site plan.

MR. PETRO: We have to take everything, I don't think we have done, we might have done lead agency because we sent him to zoning board. Do you have that written down Mark?

MR. EDSALL: I don't have a record of you taking lead agency.

MR. PETRO: Do the whole thing. Well, I have it here, hold on, no, I don't have it, we didn't do anything,

refer to ZBA.

MR. STENT: Make a motion we take lead agency on the Greer site plan.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare itself lead agency for the Greer amended site plan on Route 94. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. EDSALL: Mr. Chairman, relative to the public hearing under my comment 3, I'm advising you that this is a special permit use. However, the application doesn't change the special permit as it was previously approved. It's really a site plan change that just modifies the footprint. So I would suggest that you agree with that, you can deal just with the site plan issue and understanding they have already had a public hearing at the ZBA, you could consider waiving it.

MR. PETRO: Do any of the board members disagree?

MR. GREER: One family did, they thought I was Casey Mans, they recently bought the house. If you look at my property, they bought this house, they apologized for coming out, I already knew them and that was that.

MR. PETRO: There's a slight resemblance.

MR. GREER: So once they realized I wasn't his property in question, it was a non-issue and all the other people four years ago when I came in I did the right thing by them and I continue to.

MR. STENT: I think I go along with it, with Mark.

MR. PETRO: Motion to waive public hearing.

MR. STENT: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board waive the public hearing for Greg Greer amended site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Mark, are there any outstanding engineering issues that this addition would cause to this site plan that we should further review?

MR. EDSALL: I don't believe so and under SEQRA, given the very minor nature of the addition, I would suggest that you adopt a negative dec.

MR. PETRO: Motion to that effect?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Greer amended site plan on Route 94. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE

October 28, 1998

7

MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Are there any outstanding comments or questions for this applicant on this minor new addition and the amended site plan?

MR. LUCAS: Motion to grant final approval.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Greg Greer amended site plan on Route 94. Is there any further discussion?

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. EDSALL: Check with Myra to see how many she needs.

MR. GREER: I left her 10 or 8, 9.

MR. EDSALL: Give her a call tomorrow.

MR. PETRO: Nobody has an objection to a foundation permit, do you?

MR. LANDER: No.

MR. LUCAS: No.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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and PENNSYLVANIA

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

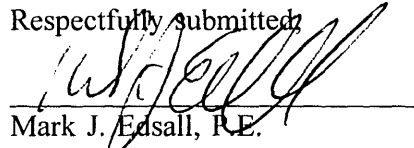
- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhpa@ptd.net



REVIEW NAME: GREER AMENDED SITE PLAN
PROJECT LOCATION: NYS ROUTE 94
SECTION 70-BLOCK 1-LOT 4
PROJECT NUMBER: 98-14
DATE: 28 OCTOBER 1998
DESCRIPTION: THE APPLICATION PROPOSES AN ADDITION TO THE
EXISTING SERVICE BUILDING AT THE REAR OF THE SITE.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE
27 MAY 1998 PLANNING BOARD MEETING.

1. This application was reviewed at the referenced meeting and was referred to the Zoning Board of Appeals for necessary side yard and height variances. These variances have been obtained and have been appropriately noted on the bulk table on the plan. A copy of the formal decision from the ZBA should be on file with the Planning Board.
2. As part of the evolution of this project, the addition has decreased somewhat from the original plan. The shed has been shifted forward and has also slightly decreased in size.
3. This application involves a minor modification to an existing Special Permit Use (B-5) for the "C" Design Shopping Zoning District. It is my recommendation that the Board formally acknowledge this amendment as a minor change, which does not modify the previous special permit granted. As such, the Board may consider waiving the Public Hearing for the site plan, as per their discretionary judgement under Paragraph 48-19.C Town Zoning Local Law.
4. I see no reason why the Planning Board could not consider granting final site plan approval to this amendment, once all procedural items (including SEQRA) have been completed.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:GREER2.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/02/98

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-14

NAME: GREER, GREGORY - ADDITION
APPLICANT: GREER, GREGORY P.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/24/98	PLANS STAMPED	APPROVED
10/28/98	P.B. APPEARANCE . APPROVED CONDITIONALLY - APPROVED FOUNDATION PERMIT .	LA:ND W/PH APPROVE
10/22/98	WORK SESSION APPEARANCE	NEXT AGENDA
05/27/98	P.B. APPEARANCE	REFER TO Z.B.A.
05/06/98	WORK SESSION APPEARANCE	SUBMIT
03/04/98	WORK SESSION APPEARANCE	RETURN TO W.S.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/02/98

PAGE: 1

LISTING OF PLANNING BOARD **SEORA** ACTIONS

FOR PROJECT NUMBER: 98-14

NAME: GREER, GREGORY - ADDITION

APPLICANT: GREER, GREDORY P.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/15/98	EAF SUBMITTED	05/15/98	WITH APPLICATION
ORIG	05/15/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/15/98	LEAD AGENCY DECLARED	10/28/98	TOOK LEAD AGENCY
ORIG	05/15/98	DECLARATION (POS/NEG)	10/28/98	DECL. NEG. DEC.
ORIG	05/15/98	PUBLIC HEARING	10/28/98	WAIVE PH
ORIG	05/15/98	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/02/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 98-14

NAME: GREER, GREGORY - ADDITION
APPLICANT: GREER, GREGORY P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/15/98	REC. CK. #6632	PAID		750.00	
05/27/98	P.B. ATTY. FEE	CHG	35.00		
05/27/98	P.B. MINUTES	CHG	9.00		
10/28/98	P.B. ATTY. FEE	CHG	35.00		
10/28/98	P.B. MINUTES	CHG	22.50		
11/10/98	P.B. ENGINEER FEE	CHG	164.00		
12/02/98	RET. TO APPLICANT	CHG	484.50		
		TOTAL:	750.00	750.00	0.00

L.R. 12/2/98

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/02/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 98-14

NAME: GREER, GREGORY - ADDITION
APPLICANT: GREER, GREGORY P.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/28/98	APPROVAL FEE	CHG	100.00		
11/16/98	REC. \$100.00 CASH	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/28/98

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-14

NAME: GREER, GREGORY - ADDITION

APPLICANT: GREER, GREGORY P.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	10/23/98	MUNICIPAL HIGHWAY	/ /	
REV1	10/23/98	MUNICIPAL WATER	/ /	
REV1	10/23/98	MUNICIPAL SEWER	/ /	
REV1	10/23/98	MUNICIPAL FIRE	10/27/98	APPROVED
ORIG	05/15/98	MUNICIPAL HIGHWAY	05/19/98	APPROVED
ORIG	05/15/98	MUNICIPAL WATER	05/18/98	APPROVED
ORIG	05/15/98	MUNICIPAL SEWER	10/23/98	SUPERSEDED BY REV1
ORIG	05/15/98	MUNICIPAL FIRE	05/19/98	APPROVED

myea

DID L.A.

DID W.P.H.

DID N.D.

DID Final

for - P.A.
OKD

Foundation
Permit

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/28/98

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-14

NAME: GREER, GREGORY - ADDITION

APPLICANT: GREER, GREGORY P.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/15/98	EAF SUBMITTED	05/15/98	WITH APPLICATION
ORIG	05/15/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/15/98	LEAD AGENCY DECLARED	/ /	
ORIG	05/15/98	DECLARATION (POS/NEG)	/ /	
ORIG	05/15/98	PUBLIC HEARING	/ /	
ORIG	05/15/98	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/28/98

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 98-14

NAME: GREER, GREGORY - ADDITION

APPLICANT: GREER, GREGORY P.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/22/98	WORK SESSION APPEARANCE	NEXT AGENDA
05/27/98	P.B. APPEARANCE	REFER TO Z.B.A.
05/06/98	WORK SESSION APPEARANCE	SUBMIT
03/04/98	WORK SESSION APPEARANCE	RETURN TO W.S.

B 2.

**ZONING BOARD OF APPEALS
REGULAR SESSION
September 28, 1998**

RECEIVED

SEP 24 1998

BUILDING DEPARTMENT

AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept minutes of the 9/14/98 meeting as written.

PRELIMINARY MEETING:

SET UP FOR P/H 1. CROSSETTA, JAMES - Request for 35 ft. front yard variance for deck, 10 ft. rear yard variance for shed, 7 ft. side yard variance for hot tub and variation of Sec. 48-14A(4) of the Supp. Yard Regs. for shed which projects closer to road than house. All structures existing at 31 Willow Lane in an R-4 zone. (43-1-76).

SET UP FOR P/H 2. SAVINO, CHRIS - Request for 6 ft. side yard variance for addition at 310 Hickory Avenue in an R-4 zone. (63-7-14).

SET UP FOR P/H 3. AMANATIDES, KATHY - Request for 5 ft. 6 in. side yard and 6 ft. rear yard variance for existing metal shed and 7 ft. rear yard variance for existing deck at 12 Cannon Drive in an R-4 zone. (45-3-6).

SET UP FOR P/H 4. ~~KEESLER, JAMES - Request for 9 ft. front yard variance for construction of an addition at 4 Vance Lane in R-1 zone. (29-1-28.3).~~
DISAPPROVALS NOT IN FILE

PUBLIC HEARING:

APPROVED 5. GREER, GREG - Ref. by P. B. for 20 ft. side yard, 38 ft. total side yard, 7.67 max. bldg. height variances for additions for storage at used car facility on Rt. 94. (70-1-4).

APPROVED 6. WILSON, SAM - Request for 6 ft. side yard variance for existing enclosed porch and 10 ft. side yard variance for existing attached storage area located at 61 Riley Road in an R-4 zone. (67-1-2.1).

**FORMAL DECISIONS: (1) FRANKLIN ASSOCS./DESTINTA THEATRES
(2) ACUNZO/JIM SMITH CHEVY
(3) VAN LEEUWEN/FIEDELHOLTZ**

APPROVED

PAT - 563-4630 (O)
562-7107 (H)

B2

RECEIVED

ZONING BOARD OF APPEALS

Regular Session

September 14, 1998

SEP 09 1998

BUILDING DEPARTMENT

AGENDA:

7:30 P.M. - ROLL CALL

Motion to adopt minutes of the August 10, 1998 meeting as written.

PRELIMINARY MEETINGS:

- SET UP FOR P/H 1. CESTARI, ALFRED - Request for 6 ft. rear yard variance for existing deck located at 435 Philo Street in an R-4 zone. (73-3-10).
- SET UP FOR P/H 2. GREER, GREG - Referred by P.B. for request for 20 ft. sideyard, 38 ft. total side yard, 7.67 maximum building height variances for additions for storage at used car facility on Route 94. (70-1-4). Present: Greg Shaw, P.E.
- SET UP FOR P/H 3. WILSON, SAM - Request for 6 ft. side yard variance for existing enclosed porch and 10 ft. side yard variance for existing attached storage area located at 61 Riley Road in an R-3 zone. (67-1-2.1).
- SET UP FOR P/H 4. LUCAS, MICHAEL - Request for interpretation and/or use variance for retail flower shop at 98 River Road in a PI zone. (20-2-52).
- SET UP FOR P/H 5. JANNOTTI, THOMAS - Request for variation of Section 48-14C(2) of the Supp. Yard Regs. for over-sized deck at 102 Cedar Avenue in R-4 zone. (18-2-12).

PUBLIC HEARINGS:

- APPROVED 6. NW PARTNERS LP/DAIDONE - Request for interpretation of the segmented parcel (C in front and R-4 to rear), plus a 3 ft. 8 in. maximum building height and sign variance to construct commercial building on e/s of Rt. 32. (65-2-16.21, 22 & 25). Present: Greg Shaw P.E. *(can't find)*

- APPROVED 7. BILA PARTNERS- Referred by Planning Board for variance for parking space size, maximum building height, loading berths and signs at Shop Rite Plaza in Vails Gate in C zone. Present: James Sweeney, Esq. (65-2-12, 35, 36, 37).

Pat - 563-4630 (o) or 562-7107 (h)

mike
this
is shoprite
which f.l.s do
you need

RESULTS OF T.B. MEETING OF: May 27, 1998

PROJECT: Greg Greer - Site Plan Amend P.B.# 98-14

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y N

M) S) VOTE: A N

2. TAKE LEAD AGENCY: Y N

CARRIED: YES NO

M) S) VOTE: A N

CARRIED: YES NO

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) L S) Lu VOTE: A 5 N 0

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Bldg Nt - front yard set back



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 98-14
WORK SESSION DATE: 22 Oct 98 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Plans
PROJECT NAME: Greer
PROJECT STATUS: NEW _____ OLD x
REPRESENTATIVE PRESENT: Greg Greer
MUNIC. REPS PRESENT: BLDG INSP. _____
FIRE INSP. x
ENGINEER x
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- made add'n 6 1/2 x 31 from 6 1/2 x 23
shed 4 x 8 from 4 x 10
- got variances
- rec P/H B-S use no sub st. change -
rec no P/H

(A)

4MJJE91 pbwsform



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RICHARD D. McGOEY, P.E.
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhpa@ptd.net



REVIEW NAME: GREER AMENDED SITE PLAN
PROJECT LOCATION: NYS ROUTE 94
SECTION 70-BLOCK 1-LOT 4
PROJECT NUMBER: 98-14
DATE: 27 MAY 1998
DESCRIPTION: THE APPLICATION PROPOSES AN ADDITION TO THE
EXISTING SERVICE BUILDING AT THE REAR OF THE SITE.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The proposed site plan creates the need for three (3) additional area type variances from the Zoning Board of Appeals.

It is recommended that the Planning Board review the general configuration of the proposed addition, and any impacts on the site plan. Following same, it is recommended that the application be referred to the ZBA for necessary action.

Once the Applicant returns from the ZBA and makes a resubmittal of the site plan for approval, I will be pleased to continue my technical review of the application.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:GREER.mk

#1 ZBA 9-14-98
SET UP FOR P/H

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY #2 ZBA 9-28-98

APPROVED

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 98-14

DATE: 23 JUN '98

APPLICANT: GREGORY P. GREER

P.O. BOX 212

CORNWALL N.Y. 13518

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 8 MAY '98

FOR (~~SUBDIVISION~~) - SITE PLAN) _____

LOCATED AT SOUTH SIDE OF R.T. 94

ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 70 BLOCK: 1 LOT: 4

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

SIDE YARD, TOTAL SIDE YARD, AND

HEIGHT VARIANCES REQUIRED FOR

PROPOSED ADDITION

MARK J. FOSKILL, PE F.W.D.

MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE _____ USE <u>B-5 / A-3 / A-16</u>		
MIN. LOT AREA <u>40,000 / 80,000 SF</u>	<u>19,387 SF</u>	<u>PREVIOUS VARIANCE</u>
MIN. LOT WIDTH <u>120 FT</u>	<u>70</u>	<u>PREVIOUS VARIANCE</u>
REQ'D FRONT YD <u>60 FT</u>	<u>169</u>	<u>-</u>
REQ'D SIDE YD. <u>30 FT</u>	<u>10 FT</u>	<u>20 FT</u>
REQ'D TOTAL SIDE YD. <u>70 FT</u>	<u>32 FT</u>	<u>38 FT</u>
REQ'D REAR YD. <u>30 FT</u>	<u>53 FT</u>	<u>-</u>
REQ'D FRONTAGE <u>N/A</u>	<u>-</u>	<u>-</u>
MAX. BLDG. HT. <u>4' min / 6' max 3.33 FT / 5' FT</u>	<u>11 FT</u>	<u>7.67 FT</u>
FLOOR AREA RATIO <u>0.50 / 0.70</u>	<u>0.18</u>	<u>-</u>
MIN. LIVABLE AREA <u>N/A</u>	<u>-</u>	<u>-</u>
DEV. COVERAGE <u>N/A</u> %	<u>-</u> %	<u>-</u> %
O/S PARKING SPACES <u>20</u>	<u>20</u>	<u>NONE REQUESTED</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

POSSIBLE Z.B.A. REFERRALS:

GREER, GREGORY SITE PLAN (98-14) RT. 94

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: As the chairman, said I'm representing Greg Greer tonight for referral to the Zoning Board of Appeals. The board might remember this application was before you probably about three years ago taking a parcel of land which is on Route 94 in Vails Gate approximately half an acre in size and converting it into a used car storage area, also a two bay service area. This board granted the necessary site plan approval, special permit and we also got variances from the Zoning Board of Appeals. The reason we're before you tonight is that Mr. Greer is proposing two additions on his property, you'll notice that they are adjacent to the two bay service area, one addition is about six and a half by 23 feet and the second addition is 4 feet by 10 feet, that will be used for storage.

MR. PETRO: The smaller of the two will be for storage, Greg?

MR. SHAW: Yes.

MR. PETRO: What's the larger one for?

MR. SHAW: Just be additional space for his service area. Not sales, not customers, just purely service area.

MR. PETRO: Going to be accessed through the two bay service area, double doors there, Greg?

MR. SHAW: Correct, that's all there is. We do not meet the Town of New Windsor Zoning Regulations, we're going to have to get variances for building height and side yard setback, so I come before this board tonight asking for a denial to allow us to go to the zoning board to obtain those necessary variances.

MR. PETRO: Let me poll the board, conceptually, does

May 27, 1998

4

anybody have a problem with the plan as it stands?

MR. LANDER: No.

MR. LUCAS: No.

MR. PETRO: Motion to approve.

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the plan for Greg Greer on Route 94. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. STENT	NO
MR. LANDER	NO
MR. LUCAS	NO
MR. PETRO	NO

MR. PETRO: At this time, you've been referred to the New Windsor Zoning Board for the necessary variances that you may require. Once they are received and if you are successful in receiving them, make application back to this board and we'll look at the plans.

MR. SHAW: Okay.

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: October 27, 1998

SUBJECT: Gregory P. Greer

Planning Board Reference Number: PB-98-14

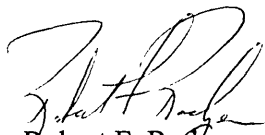
Dated: 23 October 27, 1998

Fire Prevention Reference Number: FPS-98-065

A review of the above referenced subject site plan was conducted on 26 October 1998.

This site plan is acceptable.

Plans Dated: 20 October 1998 Revision 1



Robert F. Rodgers, C.C.A.
Fire Inspector

RFR/dh

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: May 19, 1998

SUBJECT: Gregory P. Greer Site Plan

Planning Board Reference Number: PB-98-14

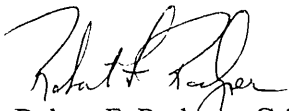
Dated: 15 May 1998

Fire Prevention Reference Number: FPS-98-020

A review of the above referenced subject site plan was conducted on May 15, 1998.

This site plan is acceptable.

Plans Dated: 7 May 1998 Revision 0

A handwritten signature in black ink, appearing to read "Robert F. Rodgers".

Robert F. Rodgers, C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

MAY 15 1998

ALP HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

98-14

DATE PLAN RECEIVED:

RECEIVED MAY 15 1998

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

W. James Sullivan
HIGHWAY SUPERINTENDENT

5/19/98
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98-111

DATE PLAN RECEIVED: RECEIVED MAY 15 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒ _____,

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

will not interfere with water service

HIGHWAY SUPERINTENDENT DATE

[Signature]

5-18-98

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

GAEER

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # 98 - 14

WORK SESSION DATE: 6 May 1998

APPLICANT RESUB.
REQUIRED: Full app

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Greg Greer

PROJECT STATUS: NEW _____ OLD _____

REPRESENTATIVE PRESENT: Greg Shaw

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

6 1/2 x 23 exp.
4 x 10 attached storage shed
needs variances
add one more pkgs space near front bldg.

A ZSA referral 5/13/98



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR

P/B # 98 - 14

WORK SESSION DATE: 4 MAR 98

APPLICANT RESUB.

REQUIRED:

REAPPEARANCE AT W/S REQUESTED: Yes

Full app later

PROJECT NAME: GREER S/P Am

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Greg Greer

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

6' x 23' add'n on ^{left} ~~right~~ side @ rear
of rear building

~~losing one ft. space - keep 9'~~

Q - setback 9 or 10

will be ZBA
referral

will need side yard variances + ht.

s/f amendment for

4MJES1 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

98 - 14
RECEIVED MAY 15 1998

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Change____ Site Plan ☒ Special Permit____

Tax Map Designation: Sec. 70 Block 1 Lot 4

1. Name of Project New Addition For Gregory P. Greer

2. Owner of Record Gregory P. Greer Phone 561-0130

Address: P.O. Box 212, Shields Road, Cornwall, NY
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same As Owner Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695

Address: 744 Broadway, N.Y. 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw 561-3695
(Name) (Phone)

7. Project Location:

On the South side of NYS Route 94 800 feet
(Direction) (Street) (No.)
East of NYS Routes 32 and 300
(Direction) (Street)

8. Project Data: Acreage 0.445 Zone C School Dist. Newburgh Enlarged

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) Construction of a 40 SF Addition and a 150 SF Addition

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes X no _____

12. Has a Special Permit previously been granted for this property? yes X no _____

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

8th DAY OF May 1998

Thomas B. McDonald
NOTARY PUBLIC
THOMAS B. McDONALD
Notary Public, State of New York
Qualified in Orange County
4921941

[Signature]
APPLICANT'S SIGNATURE

Gregory J. Green
Please Print Applicant's Name as Signed

*****Commission Expires February 8, 1999*****

TOWN USE ONLY:

RECEIVED MAY 15 1998
DATE APPLICATION RECEIVED

98 - 14
APPLICATION NUMBER

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

98-14
RECEIVED MAY 15 1998

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. X Site Plan Title
2. X Applicant's Name(s)
3. X Applicant's Address
4. X Site Plan Preparer's Name
5. X Site Plan Preparer's Address
6. X Drawing Date
7. X Revision Dates
8. X Area Map Inset
9. X Site Designation
10. X Properties within 500' of site
11. X Property Owners (Item #10)
12. X Plot Plan
13. X Scale (1" = 50' or lesser)
14. X Metes and Bounds
15. X Zoning Designation
16. X North Arrow
17. X Abutting Property Owners
18. X Existing Building Locations
19. X Existing Paved Areas
20. X Existing Vegetation
21. X Existing Access & Egress

PROPOSED IMPROVEMENTS

- 22. X Landscaping
- 23. X Exterior Lighting
- 24. NA Screening
- 25. X Access & Egress
- 26. X Parking Areas
- 27. NA Loading Areas
- 28. NA Paving Details (Items 25 - 27)
- 29. NA Curbing Locations
- 30. NA Curbing through section
- 31. NA Catch Basin Locations
- 32. NA Catch Basin Through Section
- 33. NA Storm Drainage
- 34. NA Refuse Storage
- 35. NA Other Outdoor Storage
- 36. NA Water Supply
- 37. NA Sanitary Disposal System
- 38. NA Fire Hydrants
- 39. X Building Locations
- 40. X Building Setbacks
- 41. NA Front Building Elevations
- 42. X Divisions of Occupancy
- 43. NA Sign Details
- 44. X Bulk Table Inset
- 45. X Property Area (Nearest 100 sq. ft.)
- 46. X Building Coverage (sq. ft.)
- 47. X Building Coverage (% of total area)
- 48. X Pavement Coverage (sq. ft.)
- 49. X Pavement Coverage (% of total area)
- 50. X Open Space (sq. ft.)
- 51. X Open Space (% of total area)
- 52. X No. of parking spaces proposed
- 53. X No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

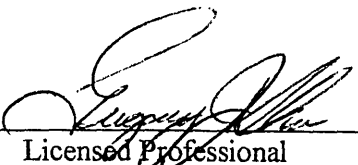
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  5/8/98
Licensed Professional Date

Gregory J. Shaw, P.E.

PROJECT I.D. NUMBER

617.21

SEQR

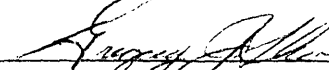
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Gregory P. Greer	2. PROJECT NAME New Addition For Gregory P. Greer
3. PROJECT LOCATION: Municipality <u>Town Of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>South side of NYS Route 94, 800 feet east of Routes 32 and 300</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Construction of a 40 SF addition and a 150 SF Addition to the Service Area</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.445</u> acres Ultimately <u>0.445</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Gregory P. Greer</u>	Date: <u>May 7, 1998</u>
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

RECEIVED MAY 15 1998

98 - 14

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
No	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
No	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
No	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
No	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
No	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
No	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
No	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
Town OF New Windsor Planning Board	
Name of Lead Agency	
James Petro	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
Date	